26 B

BOOK 10115 PG 965

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| The Harmer Group, Inc.<br>P.O. Box 50764<br>Nashville, TN 37205 | NEW OWNER | Map 052-01-0<br>Parcel 026.00 |

This instrument is prepared by: Robert J. Notestine, III, Atty.
104 Woodmont Blvd., Ste. 115, Nashville, Tennessee 37205

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, F & J Enterprises, Inc., a Tennessee corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto The Harmer Group, Inc., a Tennessee corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of the Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.**

**Being the same property conveyed to F & J Enterprises, Inc. by Warranty Deed from Wilson Enterprises, Inc. of record in Book 10023, page 219, and as re-recorded in Book 10029, page 575, Register's Office for Davidson County, Tennessee.**

**This is the same legal description as was used in the last deed of record.**

**This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.**

**This is improved property commonly known as 139 Harrington Avenue, Madison, Tennessee 37115.**

3325 07/10 0101 DSCHECK 108.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $27,000.00.

Affiant

Subscribed and sworn to before me this 9th day of July, 1996.

Notary Public

My Commission Expires 1-24-98

**TO HAVE AND TO HOLD** the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has caused this Deed to be executed this 9th day of July, 1996.

**F & J Enterprises, Inc., a Tennessee corporation**

Jim Viviano

by: ~~Frances~~ Viviano, ~~President~~
Jim SECRETARY

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Frances Viviano** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of F & J Enterprises, Inc., a corporation, and that she as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

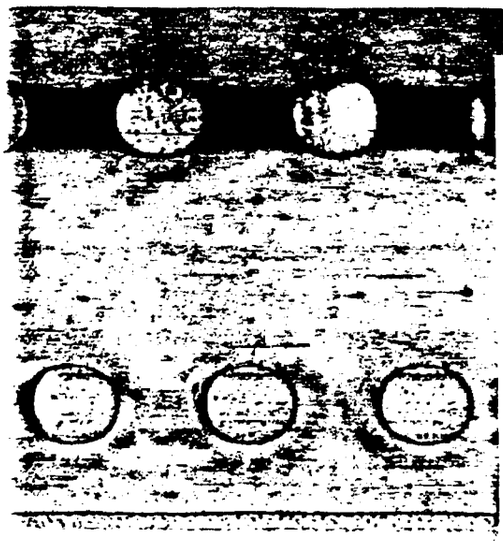
**WITNESS** my hand and official seal at Nashville, Tennessee, this 9th day of July, 1996.

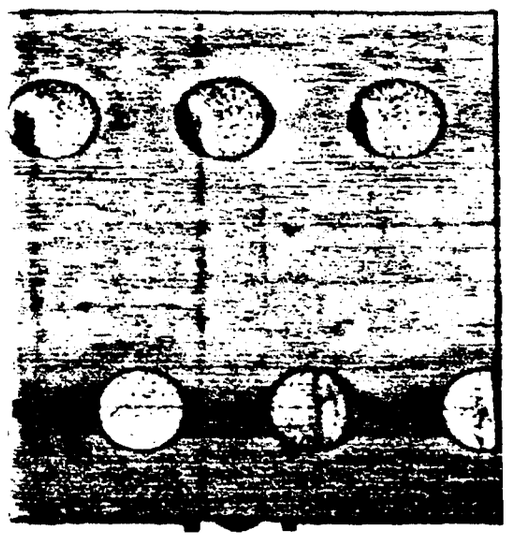
Notary Public

My Commission Expires: 1-24-99

0201845
IDENTIFICATION REFERENCE

96 JUL 10 AM 8:37





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10115 PG 967

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 27000.00 |
| | | | CON TX | 99.90 |
| | | | PRFEE | 1.00 |
| | | | MTEED | 8.00 |
| | | | TOTAL | 108.90 |
| | | | CHECK | 108.90 |
| 07/10/96 | 01 | | 09:45 0001 | 3325 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0201845
IDENTIF. ↑ REFERENCE

96 JUL 10 AM 9:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1061028